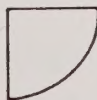


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COUNCILMEMBER GILDA FELLER  
Civic Center Building  
2180 Milvia Street  
Berkeley, Calif. 94704



2972 ADELIN STREET  
BERKELEY CA. 94703  
TEL. (415) 845-7455



Proposal for  
Architectural Services  
for  
14 Units of Low and  
Moderate Income Housing  
in Berkeley

24 September 1981





Harry K. Lim & Associates  
Architects • Engineers • Planners

2972 Adeline, Berkeley, CA 94703 • (415) 845-7455

24 September 1981

Mr. Forrest A. Craven  
Acting City Manager  
City of Berkeley  
2180 Milvia Street  
Berkeley, CA 94704

Dear Sirs:

Harry K. Lim & Associates welcomes this opportunity to express our interest and qualifications to perform the architectural services for the 14 units of low and moderate income housing at five sites in Berkeley. We have assembled a team that fully meets your qualifications and selection criteria.

The following proposal is organized according to the items listed under the Statement of Qualifications in the RFP to facilitate your review. A list of references and samples of our previous work are also included.

We trust that you will give our team favorable consideration. We are enthusiastic about this project and look forward to this first opportunity to provide the City of Berkeley with our services.

Respectfully submitted,

Harry K. Lim,  
Principal

HKL/ac

Attch: Original and 7 copies of proposal





STATEMENT OF QUALIFICATIONS  
FOR  
ARCHITECTURAL SERVICES TO CONSTRUCT  
14 UNITS OF LOW AND MODERATE INCOME HOUSING  
AT FIVE SITES IN BERKELEY, CA

---

1. Firm name, address and telephone number

HARRY K. LIM & ASSOCIATES  
2972 Adeline Street  
Berkeley, CA 94703

Telephone (415) 845-7455

2. Firm size and composition

Harry K. Lim & Associates currently has the following in-house staff:

Architects	-	3
Engineer (structural)	-	1
Designers	-	2
Clerical	-	1
Total :		7

3. Name of contact person

Harry K. Lim, Principal

4. Professional history and staff experience

Harry K. Lim & Associates (HKLA) was founded in 1975 in the City of Berkeley to provide architectural and planning services. Since its inception, the firm has successfully undertaken a wide variety of projects in the San Francisco Bay area. Of particular note is the firm's extensive experience in wood frame construction and the expertise that our staff has gained over the years in wood detailing. Today, our services include architectural design, planning, civil and structural engineering.

The firm's previous experience and our current staff's experience in housing design encompass a wide spectrum of housing projects. These projects include:

- |  |   |
|--|---|
| ✓ . Addison Street Duplexes<br>Berkeley, CA  | New 2-unit moderate income housing                    |
| ✓ . Merritt Condominiums<br>Oakland, CA      | New 40-unit housing development                       |
| ✓ . Crescent Court Apartments<br>Oakland, CA | New 80-unit of 2 and 3 bedroom apartments development |

HARRY K. LIM & ASSOCIATES

---





- |  |  |
|--|--|
| . Country Club Manor Housing<br>Oakland, CA  | New 7-unit residential<br>development, moderate income |
| . Saratoga Retirement Center<br>Saratoga, CA | New 40-unit development for<br>senior citizens         |
| . Stuart Street Apartments<br>Berkeley, CA   | New 5-unit low income 2 bedroom<br>apartments          |
| . Euclid Avenue Duplex<br>Berkeley, CA       | New 2-unit 3 bedroom apartments                        |

HKLA is organized to produce architecture that not only meets high aesthetic standards, but also can be built within time and budget guidelines. In our experience, good design is not produced by good architects alone, it is rather, the product of a good multi-disciplinary team responding to a client who is attuned to the often unarticulated aspirations of the community. To this end, we assist our clients in public presentations and work with neighborhood interests to adequately address the public's acceptance of our design.

#### 5. Statement of how architect would approach this project

HKLA's philosophy has always been to provide the best of design quality within the budget limitations. For this project, we will endeavor to develop design solutions that would be compatible with the existing neighborhood fabric and to provide design amenities which would enhance the social interactions of the users, without sacrificing the sense of security. From our previous experience, even spartan budgets offer design opportunities which, if properly addressed, can create a better user environment. Low income housing does not have to be "cheap" housing.

At HKLA, we also provide the close personal direction of a Principal on all of our projects. Consistent with this, the project team would be directly managed by Mr. Harry K. Lim. Mr. Lim would be responsible for the performance of the team, in terms of schedule compliance, budget compliance and design quality. Most of Mr. Lim's 16 years of experience has been in housing design and, being a native of Berkeley, Mr. Lim is familiar with the neighborhoods that would be involved in this project. In addition, Mr. Lim was a member of the Model Cities Program of South Berkeley in 1972 and is thus fully aware of the neighborhoods' sentiments. Mr. Lim's ability to complete projects in a timely fashion is evinced by the fact that over 80% of the firm's work has been acquired through client referrals.

HKLA's approach for this project is based on a proven systematic design process to arrive at the final design solutions and construction documents. We have prepared a preliminary array of tasks which are briefly discussed below and are also shown on the project schedule.

HARRY K. LIM & ASSOCIATES





## WORK PROGRAM & METHODOLOGY

### A. Site Analysis and Program Review Phase

#### 1. Review existing data

We will review the current zoning regulations at each site, Federal and State design requirements, existing schematic plans, survey and soils data and other pertinent data as applicable. We will also finalize a project schedule with City staff.

#### 2. Site Analysis

We will conduct site visits and prepare preliminary distribution of unit types for each site.

#### 3. Solar energy feasibility study

HKLA will investigate the potential use of active and/or passive solar energy systems and provide a recommendation as appropriate.

### B. Preliminary Design Phase

#### 1. Alternative Floor Plans and Site Plans

We will develop alternatives for the 3 BR and 4 BR units, revising existing plans if appropriate. Emphasis would be on developing alternatives which could easily be site adapted. Schematic floor plans, building elevations and site plans will be developed.

#### 2. Preliminary cost estimates

HKLA will prepare preliminary cost estimates for each lot to monitor budget compliance.

#### 3. Neighborhood Meetings

HKLA will conduct neighborhood meetings, as scheduled by City, to present the alternatives and to receive the public's input. Alternatives will be revised if necessary.

#### 4. Select final alternative for each site

Based on City's input, neighborhood's inputs and the cost estimate, we will recommend a final alternative for each site.

### C. Construction Documents Phase

#### 1. Prepare plans and specifications

HKLA will prepare final plans and specifications for the selected alternatives for each site.



2. Cost Estimates

HKLA will prepare 2 cost estimates for each site during this phase. This is our normal procedure for cost-control.

D. Bidding and Construction Phase

1. Services during bidding

HKLA will assist City staff in soliciting bidders, bid analysis, and contractor selection.

2. Services during Construction

HKLA will provide periodic site visits to monitor construction progress, review and approve shop drawings, and provide technical assistance to City Staff as required.











Phases A through C could be completed between 11 December 1981 and 30 April 1982, as shown in the following schedule.





# 14 UNITS OF LOW TO MODERATE INCOME HOUSING @ 5 SITES IN BERKELEY

## PROJECT SCHEDULE - DESIGN PHASES

	DEC 81	JAN 82	FEB 82	MARCH 82	APRIL 82
A1 REVIEW DATA					
A2 SITE ANALYSIS					
A3 SOLAR STUDY					
B1 ALTERNATIVES					
B2 COST ESTIMATES					
B3 NEIGHBORHOOD MEETINGS					
B4 SELECT ALTERNATIVES					
C1 PLANS & SPECS					
C2 COST ESTIMATES					



## 6. Firm references

COLOR 2000 Photo Laboratory  
749 Larkin Street, San Francisco, CA  
Mr. Sai Chiang 885-5151

Church of Christ  
62nd & Doyle, Emeryville, CA  
Brother Alonzo C. Payne 658-2670

Golden State Sanwa Bank  
2127 Broadway Street, Oakland, CA  
Mr. Tosh Okubo / Ms. Stephanie O'Connell 444-5636

China Station Restaurant  
700 University Avenue, Berkeley, CA  
Mr. Alon Yu 548-7880

Tinsley Laboratories Inc.  
2448 Sixth Street, Berkeley, CA  
Mr. Bob Aronno 843-6836

The Lieberman Residence  
96 North Hampton, Berkeley, CA  
Dr. Gary Lieberman (707) 554-3101

The Lee Residence  
5750 Highland, Richmond, CA  
Ms. Elnora Lee 234-7260

World Savings and Loan Co.  
1970 Broadway, Oakland, CA  
Mr. Tim Prokopp, Project Manager  
c/o B of A 953-1007

## 7. Affirmative Action Compliance

Harry K. Lim & Associates is fully committed to affording maximum opportunity for minority-owned firms. Minority-owned firms are always given first consideration when subconsultants are required. The principals of Harry K. Lim & Associates have been active in promoting opportunities in the A-E industry for minorities in the San Francisco Bay area.

Our current staff breakdown by ethnic categories is shown on the following page.





# AFFIRMATIVE ACTION INFORMATION FORM

Assist the City of Berkeley in implementing its Affirmative Action Policy, it is requested that you furnish information regarding your personnel as requested below and mail to: City of Berkeley, City Manager's Office, Office of Contract Compliance, 2180 Milvia St., Berkeley, Calif. 94704

ORGANIZATION: Harry K. Lim & Associates

DATE OF SURVEY: 9/15/81

ADDRESS: 2972 Adeline Street, Berkeley, CA 94703

COMPLETED BY: Andrew C. Chen

PROJECT NAME: 14 Units of Low and Moderate Income Housing at five sites in Berkeley, CA

Occupational Category  
(see reverse side for  
explanation of terms)

	TOTAL EMPLOYEES		WHITE		BLACK		ASIAN		SPANISH SURNAME		OTHER (specify)	
	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female
Officials/Administrators												
Professionals	4		1				3					
Technicians	1	1	1					1				
Protective Service Workers												
Para-professionals												
Office/Clerical		1						1				
Skilled Craft Workers												
Service/Maintenance												
Other (specify)												
TOTALS	5	2	2				3	2				

Is the controlling interest in your company held by a minority person or persons? Yes X No       

If the answer is yes, please specify Male X Female        and indicate ethnic identification in accordance with the above breakdown. 100% Asian



Brochure 1/ Sample Projects





HARRY K. LIM & ASSOCIATES

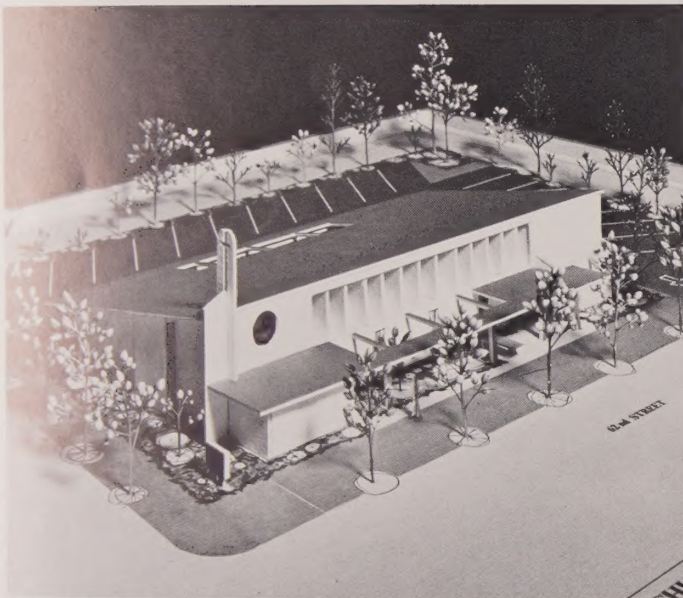
**HARRY K. LIM & ASSOCIATES** is an architectural firm providing complete design services in the development of residential and commercial projects. We also undertake planning and urban design, feasibility studies, interior design and the renovation of existing buildings.

Being a small firm, we maintain our personal and direct attention to the special needs of our clients. Emphasis on good design, economical and practical application are characteristic of our goals for each project.



Professional Office

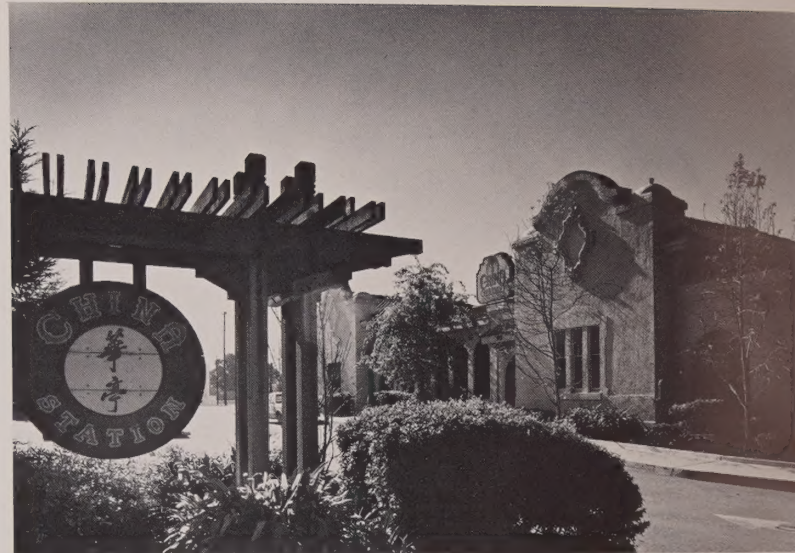




Church of Christ



Broadway Terrace Condominiums



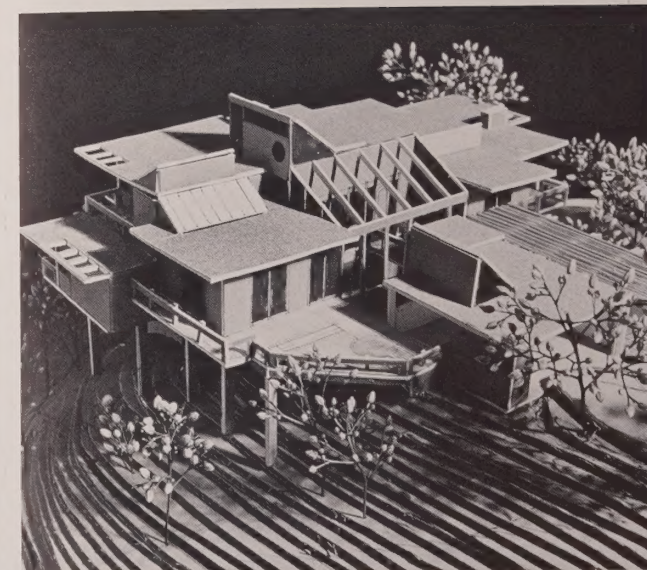
China Station Restaurant



China Station Restaurant



World Savings & Loan



Aronno Residence



Lee Residence



Steiner Residence



Momono Residence



# **REPRESENTATIVE CLIENTS AND PROJECTS**

## **Commercial:**

CHINA STATION RESTAURANT  
Berkeley, CA

WORLD SAVINGS & LOAN  
Concord, CA

GOLDEN STATE SANWA BANK  
Oakland, CA

CHURCH OF CHRIST  
Emeryville, CA

COLOR 2000 PHOTO LAB  
San Francisco, CA

TINSLEY LABORATORIES  
Berkeley, CA

LEE/HUI, ATTORNEYS OFFICE  
San Francisco, CA

MINAMI, TOMINE & LEW,  
ATTORNEYS OFFICE  
Oakland, CA

BERKELEY, DESIGN SHOP  
Berkeley, CA

VAUGHN ROOFING COMPANY  
Oakland, CA

UNICON CONSTRUCTION  
Oakland, CA

## **Residential:**

MERRITT CONDOMINIUMS  
Oakland, CA

CHI OMEGA SORORITY  
Berkeley, CA

LEE RESIDENCE  
Richmond, CA

ARONNO RESIDENCE  
Lafayette, CA  
Berkeley, CA

SICKMEN RESIDENCE  
Oakland, CA

LIBERMAN RESIDENCE  
Green Valley, CA  
Berkeley, CA

MOMONO RESIDENCE  
Kensington, CA

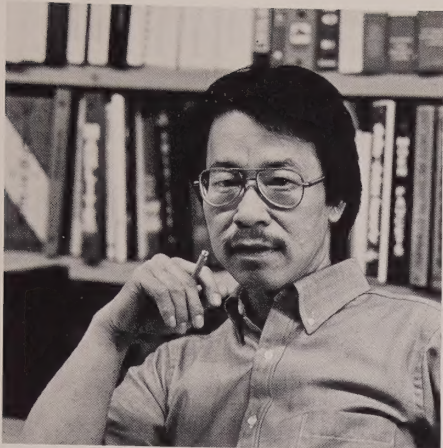
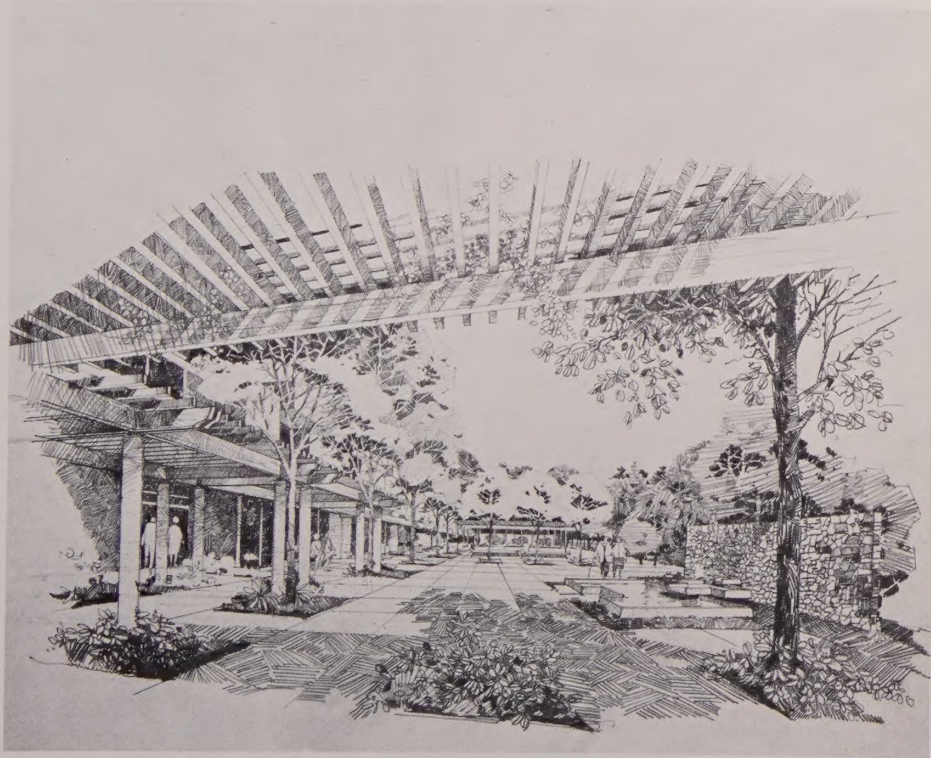
OUYE RESIDENCE  
Berkeley, CA

DeVALOIS RESIDENCE  
Berkeley, CA

OKUBO RESIDENCE  
El Cerrito, CA

**2972 ADELINE STREET, BERKELEY, CA 94703**

**TEL. (415) 845-7455**



**HARRY K. LIM,** Principal

Mr. Lim is the founder and principal of the firm. He maintains a personal responsibility for the design and administration of all our projects. Prior to establishing his own firm in 1976, Mr. Lim spent over 14 years with several architectural firms acquiring diversified experiences from a variety of project types. In addition, his active role in the successful completion of many design/build projects contributed to his thorough knowledge of field procedures and construction administration.

**Education:** B.A., Architecture  
University of California, Berkeley

**Registered Architect:** California

### **Previous Project Experience:**

CRESCENT COURT APARTMENTS  
Oakland, CA

BROADWAY TERRACE CONDOMINIUMS  
Oakland, CA

ELMCO SALES BUILDING  
South San Francisco, CA

TAMALPAIS RETIREMENT CENTER  
Larkspur, CA

SARATOGA WOODS RETIREMENT  
CENTER  
Saratoga, CA

PORTLAND MEDICAL CENTER  
Portland, OR

SUTRO MEDICAL/DENTAL OFFICE  
Oakland, CA

CHRISTIAN BROTHERS CHAPEL  
St. Helena, CA

BOUNDARY OAKS RACQUET CLUB  
Walnut Creek, CA

PRESIDIO OFFICERS QUARTERS  
San Francisco, CA

LYONS RESTAURANT  
San Francisco, CA

SANTA ROSA SERVICE  
CENTER—P.G.&E.  
Mother Lode, CA

OPERATIONS & MAINTENANCE  
BUILDING—P.G.&E  
Mother Lode, CA

BAY FARM ISLAND, NEW TOWN  
PLANNING  
Alameda, CA



**ANDREW C. CHEN, AIA,** Partner

Mr. Chen is the project architect responsible for many of the firm's design and planning projects. Prior to joining our firm, Mr. Chen has over 10 years of experience in the design of many institutional, educational, commercial and recreational facilities. In addition, he has conducted numerous planning studies and environmental impact reports.

**Education:** B.S., Architecture  
University of Illinois,  
Urbana-Champaign, IL

**Registered Architect:** California

### **Previous Project Experience:**

LAKE SONOMA RECREATION  
FACILITIES  
Sonoma County, CA

RUBY LAKE NATIONAL WILDLIFE  
REFUGE  
Elko County, NV

ELECTRON MICROSCOPE LABORATORY  
Lawrence Berkeley Laboratory, CA

SUNNYSIDE SCHOOL REHABILITATION  
San Francisco, CA

HAIGHT STREET PROFESSIONAL  
BUILDING  
San Francisco, CA

TAPIA SOLIDS HANDLING FACILITY  
Calabasas, CA

COOLEY LANDING MARINA STUDY  
East Palo Alto, CA

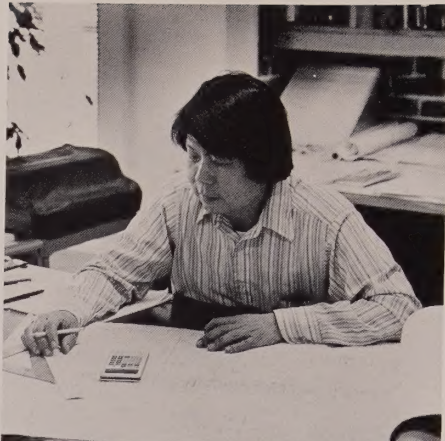
PINECREST HERRING CREEK  
COMPOSITE RECREATION STUDY  
Stanislaus National Forest, CA

### **Professional Affiliations:**

American Institute of Architects  
Construction Specifications Institute  
American Planning Association

**Publication:** Co-author of Structural Steel  
Design Textbook

**Teaching:** Environmental Factors in Ar-  
chitectural Design, San Francisco Center  
for Architecture and Urban Studies.



**CHOR H. YU, P.E.,** Partner

Mr. Yu is responsible for the engineering design of our projects. He has over 23 years of experience in civil and structural engineering design. Prior to joining our firm, Mr. Yu has provided consultant services to many of our firm's projects. In addition to his experience with residential and commercial projects, Mr. Yu has designed numerous highway bridges and prestressed concrete structures.

**Education:** B.S., Civil Engineering  
University of California, Berkeley  
M.S., Civil Engineering,  
Stanford University, CA

**Special Training:** Nuclear Blast Structures  
and Fallout Analysis.

**Licensed Civil Engineer:**  
California, Idaho, Oklahoma

### **Previous Project Experience:**

CHINA STATION RESTAURANT  
Berkeley, CA

PROFESSIONAL OFFICE BUILDING  
Berkeley, CA

CHURCH OF CHRIST  
Emeryville, CA

SICKMEN RESIDENCE  
Oakland, CA

APARTMENT COMPLEX  
Sacramento, CA

### **Highways and Bridge Structures:**

I-80, Boise to Oregon Line  
I-15, Idaho Falls to Utah Line  
I-90, Coeur D'Alene to Montana Line  
Pre-stressed Concrete Plant:  
Dolese Co., Oklahoma City, OK

### **Professional Affiliations:**

American Society for Engineering Educa-  
tion; Certified Fallout Shelter Analyst and  
Qualified Instructor, Civil Defense Prepar-  
edness Agency, Washington, D.C.

**Teaching:** Yuba Community College:  
Engineering, Construction Materials  
and Methods, Computer Science and  
Mathematics.





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